

If there is no change in the millage rate as a result of the annexation the real estate taxes for properties annexed would be:

<b>POTENTIAL IMPACT OF ANNEXATION ON PROPERTY TAXES</b>				
<b>with no change in millage rates</b>				
Government	Assessment	Millage	Taxes	Increase
Miami Springs	\$1,000,000	0.02348	\$23,479	
County	\$1,000,000	0.01889	\$18,894	
			<b>\$4,585</b>	<b>24%</b>

Government	Assessment	Millage	Taxes	Increase
Virginia Gdns	\$1,000,000	0.02131	\$21,309	
County	\$1,000,000	0.01889	\$18,894	
			<b>\$2,415</b>	<b>13%</b>

Government	Assessment	Millage	Taxes	Increase
Doral	\$1,000,000	0.01933	\$19,333	
County	\$1,000,000	0.01889	\$18,894	
			<b>\$439</b>	<b>2%</b>

Government	Assessment	Millage	Taxes	Increase
Medley	\$1,000,000	0.02254	\$22,536	
County	\$1,000,000	0.01889	\$18,894	
			<b>\$3,642</b>	<b>19%</b>

However, as a result of the annexation it is possible the millage rate would decline as the base of taxable properties increases. For the real estate taxes to be less, the cities must have a cost of municipal services less than the rate for Miami-Dade. The current cost of Municipal Expenses for the cities are:

<b>Cost of Municipal Services</b>	
	Millage
Miami-Dade	2.008
Miami Springs	6.592
Virginia Gardens	4.423
Doral	2.447
Medley	5.650